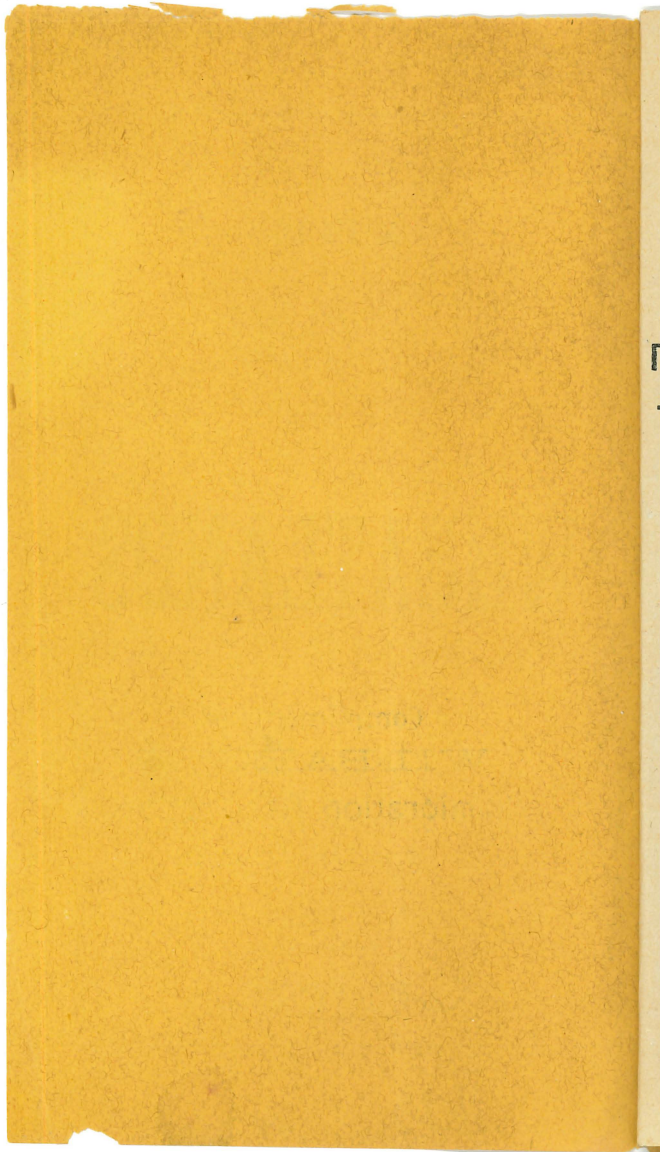


— THE —

WHEATLANDS

Compliments of
WILBARGER
Immigration Association,
H. McCARTY, Secretary.

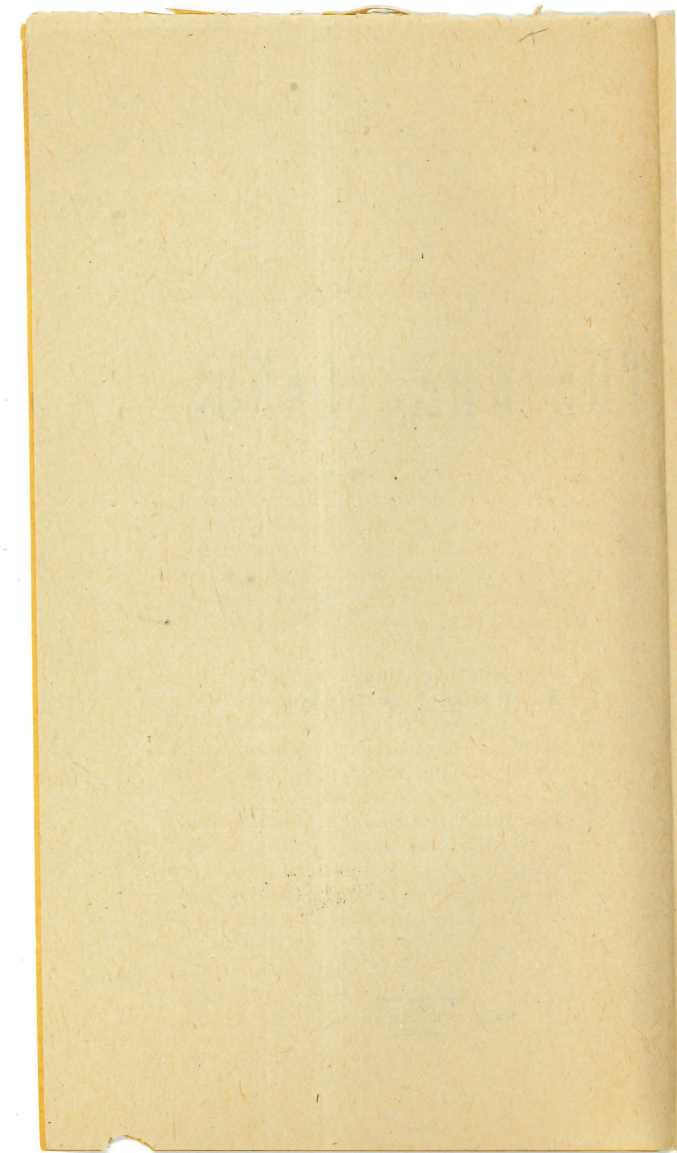
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FORT WORTH:
MAIL PUBLISHING COMPANY.
1890.



THE WHEATLANDS

A TRUE STORY.

FORT WORTH:
MAIL PUBLISHING CO.
1899.



INTRODUCTION.

Spread out over a beautiful site upon the high rolling prairie land that is watered by the Red and Pease rivers, lies Vernon. From Denver 643 miles southeast; northwest 162 miles from Fort Worth. The Fort Worth & Denver Railway, the great Panhandle route from the Mountains to the Gulf, passes through Vernon, carrying the products of the surrounding country to market, and bringing back in exchange those commodities, necessary and luxurious, which complete the commerce of the world.

Above the sea level some 1,350 feet, Vernon is beyond the reach of malaria, and out of the way of the annoying mosquitoes; no yellow fever or cholera ever climbs to its altitude, and yet it is below the line which marks the boundary of pneumonia's home, and makes it the scourge of the mountains. Far enough south to keep winter's breath from blowing upon it with too fierce a blast, it is yet high enough to allow cooling winds to temper the fiery ardor of the summer's sun, making it a delightful place of abode, both winter and summer.

In addition to the natural beauty of its location, Vernon has also received much from the hands of her artificial builders. The

streets are broad and straight, and the whole city is laid off in squares that are actually square. The splendid thoroughfares, 100 feet in width, are being rapidly graded and put in good condition, and, in obedience to an order of the City Council, 14-foot sidewalks of cement are being laid in the principal business portions of the city.

Five years ago Vernon was the trading place for a few ranchmen, and the cowboys succeeded in making miserable the lives of the few hardy pioneers who had the courage to make it their home; less than three years ago the railroad came and the man with the hoe began to drive the cowboy out; two years ago it had grown into a village of 400 inhabitants; to-day it is a city of 4,000 busy souls, rushed with the enormous trade of a magnificent agricultural country surrounding.

THE WHEATLANDS.

CHAPTER I.

In the beautiful valley of the Pease river, some six miles east of Vernon, a neat and comfortable farm house rears its gables heavenward. About it the yard is filled with flowers and shrubbery; a kitchen garden lies on one side, and upon the other an orchard, filled with thrifty young fruit trees that spread the perfume of their blossoms upon the breath of spring and are glorious with the promise of fruition in the summer and autumn. To the rear a well filled barn and granaries are surrounded by stock of every kind, sleek and fat, and of high grade. Around house and barnyard stretch acre upon acre of rich farm land, well fenced, thoroughly cultivated and telling plainly of the presence and attention of the skillful and industrious husbandman.

About house and barn and farm there is an air of thrift, an appearance of plenty, which idealizes the pursuit of agriculture and makes the most confirmed cosmopolitan long at times to be a farmer.

This farm is the property of Mr. A. T. Boger, and he and it have become almost world-famous, for upon it he had made the

record of the universe in the way of production.

CHAPTER II.

Mr. A. T. Boger came to Texas, he settled down in East Texas, made a home; money came too slowly to the farm in East Texas, and he loaded a wagon with his household effects and, with wife and babies, started for Northwest Texas. The story of the trials and hardships undergone by that little family would make a book beside which the ordinary work of fiction would seem a mild, uncolored statement of commonplace facts. But it is not to them this little work is devoted.

In 1882 he reached Wilbarger county, located on a piece of land six miles from Vernon, and with a wife, two babies, a wagon, two mules, and \$150 in money, again settled down in a "dug-out."

CHAPTER III.

Eight years have passed.

The "dug-out" has given place to a neat and comfortable home; the prairie land has been fenced and cultivated; in place of the two mules are horses and cattle and other domestic animals galore.

The natural richness of the soil and the propitious seasons, added to indomitable effort, have enabled Mr. Boger to bring the wild and desolate prairie under cultivation and make it blossom into the beautiful farm described in a preceding chapter.

Eight hundred acres now lie inside his fences, he is out of debt, and keeps a bank account, to which he is adding a neat sum each year.

In Kansas and Iowa men who started as he did, and who have worked as hard and intelligently, are writhing in the grip of the man with the mortgage, into whose coffers their earnings go each year in the shape of interest.

“How,” you ask, “has Mr. Boger been able to do so much better than other people?”

Well, he has not.

His is but one of a number of cases that could be cited of men who have found farming in Wilbarger county very profitable.

A glance at the next chapter will explain all.

CHAPTER IV.

It is of the productiveness of the soil that we would now speak.

In 1887, with his own labor exclusively, except extra help in harvesting and threshing, Mr. Boger raised 500 bushels of wheat, averaging 33 bushels to the acre; 1,700 bushels of corn, averaging a fraction over $45\frac{1}{2}$ bushels to the acre; 3,500 bushels of oats, averaging 60 bushels to the acre; 20 tons of millet and 115 bushels of sweet potatoes. In addition to this he had hogs, chickens, butter, eggs, poultry and vegetables for the market.

His crop in 1885 was a better yield generally, but the record was not kept.

But it is to his 1888 crop that we particularly

desire to call attention. It was a world beater. In that year Mr. Boger, by his own work and with the help of a 16 year-old boy for three months, raised 9,100 bushels of oats, 902 bushels of wheat, 1,300 bushels of corn and 350 bushels of sweet potatoes.

A grand total of 11,652 bushels of grain and potatoes, the product of the labor of two pairs of hands.

Where else in the world has this been done?

Echo answers WHERE?

CHAPTER V.

You would naturally suppose, dear reader, that land which is so productive, and through which a trunk line of railroad passes, bringing it well into the market, would have become proportionately high priced.

But not so with the Wilbarger wheat lands.

So cheap are they, indeed, that a man may purchase a farm, build a house on it, fence it, cultivate it, market his crop, pay for land, improvements and cultivation and have a profit left from the first crop.

Good land can be bought for \$7 an acre; breaking same, \$2; seed wheat, \$1; planting, \$1; cutting and threshing, \$2; marketing, \$1. Total cost of first year's crop, including land, \$14. Average crop, 25 bushels to the acre; average price in 1889, 80 cents. Total, \$20 per acre. Take your \$14 cost from your \$20 income, and you have left \$6 per acre, which, if you

have bought and cultivated a section, 640 acres, is much more than enough to pay for fencing and building a house.

The whole thing—farm, house, fences, all improvements—clear in the first year, with something left to live on.

Can you do it in any other county.

CHAPTER VI.

That Mr. Boger has not been alone in the benefits received from Wilbarger's generous soil and kindly climate, the following will amply testify:

McArthur Brothers, living six miles southeast of Vernon, last year threshed out 750 bushels of wheat from 25 acres, an average of 30 bushels; and from 35 acres of oats, 2,860 bushels, an average of 55 bushels per acre. Their corn, millet and sorghum were proportionately good.

G. F. Tomlinson, eight miles east of Vernon, made an average of 25 bushels of wheat and 65 bushels of oats to the acre.

S. W. Turner, in the south part of the county, wheat, 20; oats, 65.

Captain C. S. Mellett, six miles southwest of Vernon, got 1,235 bushels of wheat from 50 acres, a fraction over 24 bushels to the acre; 4,244 bushels of oats from 73 acres, a yield of over 58 bushels per acre.

G. T. Douglas, six miles south of Vernon, had an average of 20 bushels of wheat, 50 of oats and 25 of corn to the acre.

R. W. Cushman, in the southern part of

the county, made an average of 19 bushels of wheat, and $47\frac{1}{2}$ bushels of oats.

W. A. Taylor, two miles north of Vernon, reaped 1,000 bushels of wheat from 40 acres, an average of 25 bushels. From 50 acres of oats he threshed 4,000 bushels, an average of 80 bushels to the acre.

J. E. Spears, living seven miles north of Vernon, made an average of 16 bushels of wheat, 55 of oats and 40 of corn.

Brock Brothers, fifteen miles south of Vernon, gathered an average of 28 bushels of wheat and 70 bushels of oats per acre.

County Commissioner John Miller, near Doans, fifteen miles north of Vernon, threshed 1,528 bushels of wheat from 50 acres, an average of $30\frac{1}{2}$ bushels. His oats yielded him 85 bushels per acre.

J. P. King made an average of 80 bushels of oats on his farm six miles northeast of Vernon.

R. S. Golden and Wiley Johnson, farming together six miles east of Vernon, raised an average of 21 bushels of wheat and 62 bushels of oats per acre. Sod land produced for them 45 bushels of corn per acre, and old land 57 bushels per acre.

F. M. Duckworth, two miles west of Vernon, made an average of 19 bushels of wheat and 66 of oats per acre.

H. J. Stanley, one mile south of Harrold, made an average of 21 bushels of wheat, 60 of oats and 25 of corn to the acre, all on sod ground.

The above names were not selected from

among those who raised the largest crops, but are given as they were obtained from the farmers themselves.

CHAPTER VII.

Vernon is well situated, near the geographical center of Wilbarger county, and is also the commercial center of a large radius of fine agricultural country. As a wheat market it is rapidly forging ahead. Two elevators are now being constructed in the city, with a combined capacity of 200,000 bushels. They will be completed in time to handle this season's crop. Another elevator, 40,000 bushels, will also be erected at Harrold, in Wilbarger county, thus making ample provision for accommodating the farmers of the county.

Vernon has a street railway, running from the depot to the public square, and a belt line now projected, will doubtless be built during the coming summer.

Vernon has a complete system of water-works and electric light.

Three banks, with a combined capital of \$300,000, furnish the farmers and business men money at reasonable rates.

Four firms of lumber dealers carry large stocks in their several yards, and competition keeps prices low. No. 1 lumber, Southern classification, is at this writing worth \$18 per 1,000 feet.

Two steam brick yards, well equipped with press brick machines, furnish building

material of good quality for the erection of dwellings and business houses.

There are in course of erection or under contract in Vernon, thirteen brick store-rooms, every one of which has been already rented for a term of years.

A three-story brick hotel is now completed with all modern improvements.

A public school building, to cost \$20,000, and a handsome and commodious Masonic Temple will be built during the year, the contract having been already let.

The leading religious denominations are represented in Vernon, and the churches are creditable edifices.

The public schools are maintained for ten months in the year, and have been brought to a high state of proficiency both in city and county.

More law abiding citizens do not dwell on earth than those who live in Vernon, and in no city or country on the continent are life and property more secure.

Living in Vernon is cheap, as the following figures will show:

Beef, per pound, at the markets, 6 to 8 cents; bacon, 9 to 12 cents; chickens, \$2.25 to \$3.00 per dozen; eggs, 15 cents; butter, 25 cents; flour, \$2.00 to \$2.50 per hundred pounds, coffee, 20 to 25 cents; sugar, 8 to 12 cents; lard, 11 to 12½ cents; other things in proportion.

Dry goods, boots, shoes, general wearing apparel, hardware and furniture are as cheap in Vernon as in any other city in the west. Being a "common point" on the railroad, the

same rates are obtained upon goods shipped to Vernon as upon those shipped to Texas points much further east.

The assessed values of property in Wilbarger county, January 1, 1889, were less than \$3,000,000. January 1, 1890, they were \$5,200,000. The increase for the current year will be still greater.

Taxes are low—state, county and municipal.

water is plenty throughout the county. Not only do the numerous streams furnish ample water for stock, but pure, excellent drinking water is found in all sections of the county by boring 15 to 30 feet. The supply is inexhaustible.

The soil is a chocolate loam, from four to thirty feet deep, very loose and easily worked, and able to hold moisture a long time, and to draw it from great depth.

In ten years Wilbarger county has had but one crop failure, and that only partial. That was the year 1886, when the failure was general throughout the state.

The following is a list of a few of the farmers of Wilbarger county showing the number of bushels of grain made per acre this year, 1890:

D. R. Taylor, six miles east of Vernon, 16 bushels of wheat per acre.

James Ogle, 20 miles southeast of Vernon, 29 bushels of wheat per acre.

D. A. Turner, two miles west of Vernon,

17 $\frac{1}{4}$ bushels of wheat, 50 bushels of oats and 3 tons of millet per acre.

J. T. Anderson, 15 miles southeast, 18 bushels of wheat.

S. H. Henderson, 22 miles south of Vernon, 22 bushels of wheat.

J. G. Ayers, 14 miles northwest of Vernon, 19 $\frac{3}{4}$ bushels of wheat.

E. F. McFarland, 5 miles southeast of Vernon, 18 bushels of wheat.

M. Johnson, 15 miles north of Vernon, 20 bushels of wheat.

W. J. Blackman, 9 miles west of Vernon, 24 bushels of wheat.

G. W. Effs, 18 miles southeast of Vernon, 23 bushels of wheat.

Dick Richardson, 8 miles north of Vernon, 20 bushels of wheat, 75 bushels of oats, 40 bushels of corn and 3 tons of millet.

W. W. Wingo, 20 miles southwest of Vernon, 20 bushels of wheat.

R. F. Jones, 8 miles west of Vernon, 18 $\frac{1}{4}$ bushels of wheat and 55 bushels of oats.

John Showers, west 6 miles, 17 bushels of wheat and 65 bushels of oats and 30 bushels of corn.

John Arnold, 4 miles east of Vernon, 15 bushels of wheat, 65 bushels of oats, 35 bushels of corn.

George Probascoe, 12 miles west of Vernon, 17 bushels of wheat, 65 bushels of oats, 30 bushels of corn, 6 tons of alfalfa clover. He is the owner of one of the finest hay farms in the county. On his farm he has an orchard that

bears all varieties of fruit known to this climate.

Mr. Thompson, southeast of Vernon 15 miles, 15 bushels of wheat, 45 bushels of oats. He has 20 acres of cotton that will make $\frac{3}{4}$ of a bale per acre.

B. F. Ansley, one of the first settlers of Wilbarger county, made 20 bushels of wheat, 40 bushels of oats. He has for the last five years made from $\frac{1}{2}$ to $\frac{3}{4}$ of a bale of cotton per acre each season.

D. B. RODGERS

came to Wilbarger county in 1884. He has followed the avocation of farming. His success as a farmer is evidenced by the fact that he has never made a failure since he came to the county. He has proven to be one of the most successful corn growers in the county, having made as high as 60 bushels per acre. This year, with a dry season, his crop will average 30 bushels per acre. Notwithstanding the drouth of 1886 he made 17 bushels of wheat per acre.

J. E. SPEARS

came to Wilbarger county in January, 1885, and stopped eight miles north of Vernon. The first year he put fifty acres in cultivation. He now has over 200 acres in a fine state of cultivation that made last year an average of 25 bushels per acre. He has made as high as 70 bushels per acre. For the last two years his corn crop has averaged 40 bushels per acre.

Mr. Spears came to Texas from Missouri in the winter of 1877. He settled in Erath county the first day of January, 1878, where he farmed until the fall of 1884. Having heard of the grandure and richness of this country he came out to see for himself. With him, as is the case with every one, to see was to be convinced. He says he has made more in the four years he has been in Wilbarger county than in seven years in Erath county.

R. F. JONES

came to Wibarger county in 1879, opened a farm in the spring of 1880 of 40 acres, being one among the first to experiment in farming in the county. He has increased his farm from year to year till now has 1,923 acres, 1,000 of which is in a fine state of cultivation, having produced this season, 1890, an average of $18\frac{1}{4}$ bushels of wheat and 55 bushels of oats per acre, all on sod land. On 400 acres of ground worked entirely by hired labor, he made clear of all expense, \$2,500. He has four tenant houses on his farm. The average per acre for rent since 1886 has made him a net profit of \$4.50. He was the first man in the county to improve a farm for renting. The customary rent paid for land is one-third of all grain in the shock. His farm is in the Pease valley, eight miles west of Vernon. One of his tenants has this year sold off of seven acres \$325 in watermelons.

WHAT VERNON HAS.

- Vernon has two dentists.
- Vernon has two fuel dealers.
- Vernon has one photographer.
- Vernon has four livery stables.
- Vernon has three drug houses.
- Vernon has one street railway.
- Vernon has three butcher shops.
- Vernon has five hardware houses.
- Vernon has one bottling works.
- Vernon has one \$12,000 opera house.
- Vernon has one mattress factory.
- Vernon has two bread bakeries.
- Vernon has three blacksmith shops.
- Vernon has one second-hand store.
- Vernon has two boot and shoe shops.
- Vernon has eight or ten physicians.
- Vernon has one five and ten cent store.
- Vernon has one tailoring establishment.
- Vernon has four extensive lumber yards.
- Vernon has one musical instrument store.
- Vernon has one local building association.
- Vernon has between 4,000 and 5,000 people.
- Vernon has one first-class job printing office.
- Vernon has two extensive furniture houses.
- Vernon has three job printing establishments.

Vernon has one book, news and stationery store.

Vernon has four confectionary and fruit dealers.

Vernon has six agricultural implement dealers.

Vernon has ten saloons and one beer and pool hall.

Vernon has one general merchandise establishment.

Vernon has two harness and saddlery establishments.

Vernon has six millinery and mantau maker establishments.

Vernon has one steam laundry and four Chinese laundries.

Vernon has somewhere in the neighborhood of thirty lawyers.

Vernon has one planing mill and cabinet works establishment.

Vernon has three weekly newspapers and one monthly publication.

Vernon has the largest and finest hotel between Fort Worth and Denver.

Vernon has numerous church organizations and four comfortable church houses.

Vernon has one exclusive boot and shoe and gents' furnishing goods establishment.

Vernon has two steam brick yards with an aggregate capacity of 60,000 bricks per day.

Vernon has two national banks in operation with an aggregate paid up capital of \$150,000.

Vernon has two grain elevators in operation,

with an aggregate storage capacity of 250,000 bushels.

Vernon has an inexhaustible supply of pure water at a depth of from twenty to thirty feet.

Vernon has one extensive flouring mill in operation, and another one of still greater capacity under contract.

Vernon has eleven exclusive grocery houses, the most of which carry large stocks and do a considerable jobbing business.

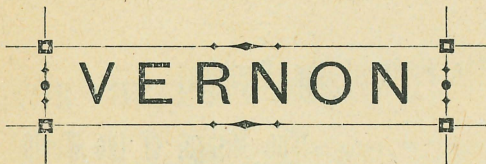
Vernon has one ice factory completed, and a second one in course of construction, each with a capacity of six tons of ice per day.

Vernon has nine exclusive dry goods establishments, seven of which are quite pretentious, while the smaller one will compare favorably with similar concerns of the average county seat town.

Vernon has electric light and waterworks at a cost of \$75,000.

Wilbarger has 600 prosperous farmers, and room for 10,000 more.





It Has Never Been Equaled

—By any other purely—

AGRICULTURAL CITY

—In the—

HISTORY OF THE WORLD.

VERNON!

The Pride of the Prairies!

The Marvel of the World!

A growth from 400 to 4,000 in two years, without a boom, and backed only by the intrinsic worth of the surrounding country!

For information and sample copies of county papers, address

WILBARGER IMMIGRATION ASSOCIATION,

VERNON, TEXAS.



No trouble to answer questions.

Wilbarger Wheat Lands!

**THE CHEAPEST AND
MOST PRODUCTIVE
ON EARTH.**

**FACTS:—Sod lands produce 20 bushels to
the acre; other lands 25 to 35 bushels.**

**Prices for Improved Lands, \$5 to \$8
an acre. Easy Terms.**

For more particular information, address

WILLBARGER IMMIGRATION ASSOCIATION,

VERNON, TEXAS.

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HOW A MAN GOT RICH!

If you would like the answer to the above question take advantage of excursion rates to
VERNON, OCT. 21, 24, 28 and 31.

\$5.65 for Round Trip.

Now is the time to see the great wheat lands of Texas, upon which is annually harvested from 18 to 30 bushels per acre; oats, 40 to 75 bushels per acre; corn, 30 to 40 bushels per acre; millet, $1\frac{1}{2}$ to 3 tons per acre; sorghum, 4 to 8 tons per acre. Fruit and vegetables of all kinds are produced in abundance.

Be sure and get your ticket for VERNON, the best town and the best county on the Ft. W. & D. C. R'y between Fort Worth and Denver.

For further information apply to

C. H. McCARTY,
Secretary Wilbarger Immigration Association,
VERNON, TEXAS.